

2019

Tucson-Pima County Historical Commission
Plans Review Subcommittee

Minutes

Thursday, December 5, 2019

Public Works Building, 201 N. Stone, 3rd Floor, Large Conference Room
Tucson, AZ 85701

1. Call to Order and Roll Call

Meeting called to order at 1:04 P.M., and a quorum was established.

Commissioners Present: Terry Majewski (Chair), Helen Erickson, Jim Sauer, Michael Becherer, Sharon Chadwick, and Jan Mulder.

Commissioners Absent/Excused: Jill Jenkins.

Staff Members Present: Jodie Brown (HPO)

2. Approval of the Legal Action Reports (LARs) from the Meetings of 11-14-19

It was noted that several members of the Subcommittee had not received the Minutes/LAR from the 11-14-19 meeting, so this item was postponed to the 12-12-19 meeting.

3. Historic Preservation Zone Review Cases

UDC Section 5.8/TSM 9-02.0/Historic District Design Guidelines/Revised Secretary of the Interior's Standards and Guidelines

HPZ 18-91, 746 S Osbourne

Barrio Historico Historic Zone—Non Contributing Resource

Revisions to the approved plans for a new single family residence. Construction plan change includes modification to the exterior doors.

Jodie Brown, Historic Preservation Officer, introduced the project.

Troy Williams, designer for the project, presented on behalf of the owner, Mike Sergovia.

Discussion was held. Applicant discussed the plan that was previously approved and the modification that was being requested. The Subcommittee requested information on what was previously in this location and were informed that it was a blank wall. Action was taken.

It was moved by Commissioner Sauer, duly seconded by Commissioner Erickson, and passed by a voice vote of 6-0 to recommend approval of the project as presented.

HPZ-19-80, 200 N Court Avenue

El Presidio Historic Preservation Zone-Contributing Resource

Proposal is an interior remodel and rehabilitation of existing Building B at the Presidio San Augustin Del Tucson Museum. Exterior repairs include but not limited to: replacement of existing roof shingles with new galvanized corrugated steel roof; repair and repaint existing wood double hung windows and wood panel doors; where repair is not possible, windows and doors to be replaced in-kind to match existing; replace security door with 5-panel wood door to match existing; repair existing stucco post and beams at front porch as needed; replaster exposed adobe to match existing plaster in color and texture and install a new 6' tall wood picket fence to match existing on north side; existing chimneys, front concrete steps and painted concrete stem wall to remain.

*Commissioner Becherer recused from this case due to an ongoing business relationship with the owner of the property.

Jodie Brown, Historic Preservation Officer, introduced the project.

Architect Bob Lanning, architect, presented the project on behalf of the Presidio San Augustin Del Tucson Museum.

Discussion was held. The Subcommittee questioned the roofing material—shingles versus corrugated metal. They also had questions on the type of exterior plaster. The applicant noted that the plaster was cement based rather than lime based. Lanning indicated that there was no budget to pull off all of the plaster, but it would be ideal to have lime based plaster. There was concern about the condition of the adobe, but the Subcommittee was informed that the adobe was in good condition with no repair necessary. Subcommittee members posed several questions about the rear porch enclosure. Rather than approving new windows on the enclosed rear porch, the Subcommittee asked if it could be a Minor Review. Action was taken.

It was moved by Commissioner Sauer, duly seconded by Commissioner Mulder, and passed by a voice vote of 5-0 (*Commissioner Becherer was recused and did not vote) to approve the project as presented, noting: (1)

to clarify the scope of work to indicate that the existing roof is corrugated metal with shingles underneath to be replaced with a new corrugated roof; (2) that the east façade, in agreement with El Presidio Historic Zone Advisory Board, be 1-2 double hung windows as determined by the interior configuration and reviewed through a Minor Review; and (3) that lime plaster is used at the repair areas.

HPZ 19-86, 926 N 2nd Avenue

West University Historic Preservation Zone-Non-Contributing

Demolish non-contributing structure constructed in 1940. Construct three detached houses and an attached two-car garage with a one car carport.

*Commissioner Becherer rejoined review at 1:32P.M.

Jodie Brown, Historic Preservation Officer, introduced the project.

Marcellus Rusk, project designer, presented the project on behalf of the property owner.

Discussion was held. The Subcommittee had several questions about the exterior materials. There were concerns about the height of the gable roof and the plans that showed the carport as attached. Action was taken.

It was moved by Commissioner Chadwick duly seconded by Commissioner Erickson, and passed by a voice vote of 6-0 (*Commissioner Becherer rejoined) to continue the project, with the following conditions: (1) that the heights of buildings in the Development Zone are provided for flat and gable roofs for comparison; and (2) the drawings on page A-3 regarding the carport are revised to accurately reflect what is proposed.

HPZ 19-87, 928 N 2nd Avenue/929 N Jacobus Avenue

West University Historic Preservation Zone-Contributing Resource

Demolish non-contributing building located at 929 N. Jacobus. Demolish non-contributing addition at the rear of 928 N. 2nd Avenue. Renovate the contributing resource at 928 N. 2nd Avenue and 927 N. Jacobus Avenue. Renovation includes repair of windows and doors and in-kind replacement as necessary, stucco repair and wood repair. Construct a four-car carport.

Jodie Brown, Historic Preservation Officer, introduced the project.

Marcellus Rusk, project designer, presented the project on behalf of the property owner.

Discussion was held. The Subcommittee had questions about the construction of the shed roofed room located behind the adobe and were informed that it was steel on frame. They also posed the question if the

shed structure was connected to the adobe and were told that they are not. Rusk noted that they intend to maintain and repair all the windows, but windows that could not be repaired would be replaced in in-kind. The Subcommittee was not concerned about the demolition of the shed roofed building, but there were questions about the construction materials of the addition at the west side proposed for demolition.

It was moved by Commissioner Sauer and duly seconded by Commissioner Erickson, and passed by a voice vote of 6-0 to continue the project, with the following condition that the contributing status of unit 930 is determined based on additional photos and a site visit from the Historic Preservation Officer.

4. Current Issues for Information/Discussion

a. Minor Reviews

Staff provided an update on reviews conducted in Armory Park.

b. Appeals

None at this time.

c. Zoning Violations

Staff provided information on ongoing and pending cases being worked on for compliance.

d. Review Process Issues/Discussions

None.

5. Call to the Audience (Information Only)

None.

6. Future Agenda Items for Upcoming Meetings

Staff provided information how the Armory Park Design Guidelines would be reviewed by the Subcommittee.

7. Adjournment

Meeting adjourned at 2:14 P.M.